

MINUTES**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON****BOARD OF COMMISSIONERS
APRIL 27, 1998**

The Henderson County Board of Commissioners met for a special called meeting at 5:30 p.m. in the Commissioners' Conference Room of the Henderson County Office Building.

Those present were: Chairman Bob Eklund, Vice-Chair Grady Hawkins, Commissioner Renee Kumor, Commissioner Vollie G. Good, Commissioner Don Ward, County Manager David E. Nicholson, Assistant County Manager/Staff Attorney Angela M. Skerrett, Planning Director Matt Matteson, and County Planner Karen Collins.

Also present were the following members of the Planning Board: Chairman Bill Moyer, Marilyn Gordon, Raymond Ward, Charles McGrady, Mary Jo Padgett, Eva Ritchey, and Walter Carpenter.

CALL TO ORDER/WELCOME

Chairman Eklund called the meeting to order and welcomed those in attendance. He stated the purpose of the meeting was to seek input from the Planning Board on county-wide land use regulations. He asked Ms. Skerrett to share with the Planning Board the levels of regulations that the Board of Commissioners has been considering.

APPROPRIATE LEVEL OF COUNTY-WIDE LAND USE REGULATION

Angela Skerrett reviewed the five levels of regulation that the Board of Commissioners had previously discussed. She informed the Planning Board that the Commissioners had discussed utilizing both notice and public hearings to inform the community of certain uses. The Board of Commissioners had also stated that in certain cases, the neighbors should have the right to stop undesirable uses.

OPTIONS FOR IMPLEMENTATION

Ms. Skerrett presented the five options discussed including:

- Open Use Zoning District
- Open Use District plus Selected Corridor districts
- County-wide Site Development Standards
- Site Development Standards plus Corridor Districts
- Traditional Zoning

Chairman Moyer questioned the issue that cities of 10,000 can extend their ETJ to two miles. Currently the City of Hendersonville needs only 500 additional citizens to reach this base. Matt Matteson reviewed the current ETJ and informed the two Boards that county zoning and subdivision regulations would have to be in place to stop the extension of an ETJ. The Boards discussed the need to study Hwy.#64 East as an area where the City could extend their ETJ.

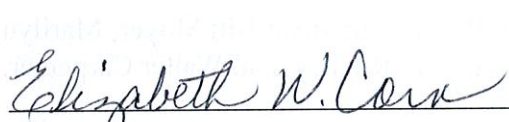
The Boards discussed the five options and their individual preferences. After much discussion, the majority of the Planning Board members indicated that Option 2 - Open Use District plus Corridor Districts was preferred. The Planning Board also requested that as a part of this study, the ETJ and a complete re-write of the zoning ordinance be included.


BOARD DIRECTION TO THE PLANNING BOARD**APPROVED** 6.1.98

Commissioner Kumor made the motion to direct the Planning Board to develop a Plan of Action including a time table to address the issues discussed at this meeting. The issues in order include ETJ, corridors, open use district and a re-write of the ordinance. All voted in favor and the motion carried.

There being no further business to come before the Board, the meeting was adjourned.

Attest:


Elizabeth W. Corn, Clerk


Robert D. Eklund, Chairman

APPROVED